

Committee Report**Date: 07.09.2022**

Item Number	03
Application Number	22/00734/FUL
Proposal	Retrospective application for the replacement of the flat roof with sloping roof to the existing front dormer
Location	50 Wentworth Drive Thornton Cleveleys Lancashire FY5 5AR
Applicant	Miss Elizabeth Myford
Correspondence Address	50 Wentworth Drive Thornton Cleveleys Lancashire FY5 5AR
Recommendation	Permit

REPORT OF THE HEAD OF PLANNING SERVICES**CASE OFFICER - Mrs Mandy Ramsden****1.0 INTRODUCTION**

1.1 The proposed development would normally fall within powers of delegation. However, in this instance the applicant is an employee of Wyre Borough Council within the Development Management team and as such the proposal should to be determined by the Planning Committee.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The application site is located on the southern side of Wentworth Drive within an established residential area of Thornton. This part of Thornton is mainly characterised by bungalows with and without dormers. Designs vary in the use of flat or sloping roofs and in the use of external materials with white UPVC common. The property relates to a semi-detached bungalow, with a front dormer, a driveway on the northern side leading to an attached garage on the corner of the property. The garage is attached to a rear extension. The adjoining property, no. 48 does not have any front or rear dormers.

3.0 THE PROPOSAL

3.1 The proposal is for the retention of a replacement roof to the existing front dormer with sloping roof from the ridge, the roof materials match the existing roof.

4.0 RELEVANT PLANNING HISTORY

4.1 80/01861 - Ground floor dining room extension to rear and new garage to side of existing bungalow- Permitted

5.0 PLANNING POLICY

5.1 ADOPTED WYRE BOROUGH LOCAL PLAN

5.1.1 The Wyre Local Plan 2011-2031 (WLP31) was adopted on 28 February 2019 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

5.1.2 The following policies contained within the WLP 2031 are of most relevance:

- CDMP1 - Environmental Protection
- CDMP3 - Design

5.2 EMERGING LOCAL PLAN PARTIAL REVIEW

5.2.1 A Publication version of the Wyre Local Plan Partial Review underwent a public consultation between 30 November 2021 and 18 January 2022. The Submission draft Wyre Local Plan Partial Review 2011-2031 (WLPPR31) was approved for submission to the Secretary of State for examination on 15 April 2022 and approved for Development Management purposes. Presently the Submission draft WLPPR31 forms a material consideration of limited weight in the consideration of planning applications.

5.3 NATIONAL PLANNING POLICY FRAMEWORK 2021

5.3.1 The revised National Planning Policy Framework (NPPF) was published by the Government on 20th July 2021. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF sets out a number of planning policies concerned with achieving well-designed places including providing a high standard of amenity.

OTHER MATERIAL CONSIDERATIONS

5.4 WYRE SUPPLEMENTARY PLANNING GUIDANCE

Extending Your Home Supplementary Planning Document

Design Note 1 -General Principles

Design Note 6: Dormers and roof extensions

6.0 CONSULTATION RESPONSES

6.1 None required

7.0 REPRESENTATIONS

7.1 At the time of compiling this report no objections or observations have been received

8.0 CONTACTS WITH APPLICANT/AGENT

8.1 None required.

9.0 ISSUES

9.1 The main issues in this application are as follows:

- Principle of Development
- Visual Impact / Design / Impact on the street scene
- Impact on the Residential Amenity
- Impact on Highway / Parking

Principle of development

9.2 Extensions to an existing property within its curtilage are acceptable in principle. The application site is located within the settlement of Thornton-Cleveleys where development is directed under Policy SP1 of the Local Plan. The proposal seeks the retrospective consent for the retention of a sloping roof to the front dormer. In principle the development is considered to be acceptable.

Visual Impact / Design / Impact on the street scene

9.3 The site is located within a residential area, comprising dwellings which vary in design and scale. Other properties in close proximity (namely no's 44 and 26 are of a similar size, nos. 37,35,33,27, 25 and 23 are larger) also have sloping roof front dormers or flat roofs. The dormers are either a white cladding or tile hung. The sloping roof dormer which forms this application will not result in any adverse impacts upon the character of the dwelling or result in any visual harm within the street scene and as such the development is considered to comply with Policy CDMP3 of the WLP31 and Design Note 6 of the Extending your home SPD.

Impact on the residential Amenity

9.4 The provision of a tiled sloping roof is not considered to result in any adverse impacts upon neighbouring residential amenity and would comply with Policy CDMP3 of the WLP31

Impact on Highway / Parking

9.5 Existing off street parking remains unaffected and is sufficient to serve this size of property, therefore there is no detrimental impact in respect of traffic or parking.

Flood Risk

9.6 The site is not within a flood zone.

Other Matters

Drainage - No issues identified.

Ecology - No issues identified.

Trees - No issues identified.

Contamination - No issues identified.

10.0 CONCLUSION

10.1 As there is no detrimental impact to the street scene or neighbouring amenity the application is considered to meet policy requirements, and is therefore considered acceptable, and is considered to comply with the Policy CDMP3 of the Adopted Local Plan (2011-2031) and the adopted SPD.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.

11.2 ARTICLE 1 - of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 RECOMMENDATION

12.1 Grant full planning permission subject to conditions

Recommendation: Permit

Conditions: -

1. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 15 July 2022 including the following plans:

- Proposed front elevations
- Proposed side extension

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.